



# Dowdy Park Phase One Bidding Phase

Prepared by:

Department of Administration

July 20, 2016

# Grant Funding Sources

Trillium Health Resources Play Together Construction Grant - \$750,000

## Contract Terms

- Playground layout and park elements designed for inclusiveness
- Construction Completion within 7 Months from Issuance of Approval

Dare County Tourism Board Short-Term Restricted Fund Grant- \$250,000

## Contract Terms

- Construction of event plaza, pavilion, event green, walking trails, fitness stations, parking and inclusive playground areas.

# Funding Sources (Con't)

Outer Banks Community Foundation - \$5,000

- Liberty Swing purchase

Town of Nags Head

- FY 15-16 Capital Reserve Parks & Paths- \$150,000
- FY 16-17 Capital Reserve Parks & Paths - \$120,000

Total Project Funding to Date: \$1,275,000

# Project Goals & Objectives

- Community gathering and recreational space to all residents
- Inclusive areas for all ages and needs
- Integration of Art into play elements and other site elements
- Educational components for hands on learning
- Flexible spaces for interactive programming

# Project Planning

- Collaborative Effort with the Project Team
  - Pace Collaborative
  - CLH Design
  - Cahoon & Kasten
  - Town of Nags Head staff
- Develop an adaptive design to accommodate future phases.
- Account for variability in pricing for custom components and maintain project concept.
- Provide flexibility in bidding so as not to create further project delays.
- Investigate creative ways to supplement site improvements & furnishings, (i.e. naming rights, art community outreach, etc.)

# Project Planning (Con't)

- Developing Probable Construction Costs
- Performing Value Engineering
  - Earthwork (fill, drainage, grading, etc.)
  - Site Improvements (parking, paths, structures, etc.)
  - Site Furnishings (benches, tables, shade structures, etc.)
  - Pavilion
  - Plumbing & Electrical
  - Playground Equipment
  - Landscaping & Irrigation



# Project Scheduling

- Trillium Inclusiveness approval issued on June 15, 2016
- Construction completion January 15, 2017
- Coordination between various project elements
  - Base Bid (Site Contractor)
    - Commence early August 2016
    - Playground prep. completion early October 2016
    - Substantial Completion end December 2016
    - Final Completion January 15, 2017
  - Playground Contractors
    - Commence early October 2016
    - Final Completion late December 2016
  - Landscape & Irrigation Contractor
    - Commence early January 2017
    - Complete Mid-March 2017

# Project Bidding

Base Bid Formatted as follows:

- Lump Sum Price
- Unit Prices for various site improvements
- Alternates
  - Pavilion
  - Event Plaza Trellis
  - Wavy Walkway
  - Observation Deck
  - Brick Pavers
  - Walkway Width Reduction
  - Parking Lot Lighting
  - Pathway Bollard Lighting



# Project Bidding (Con't)

Divided Project Scope of Work:

- Base Bid (Formal Bid)
- Landscape & Irrigation (Informal Bid)
- Playground Installation (Purchasing Agreement)
  - Bids Due June 30, 2016
  - Project Re-Advertised
  - Bids Due July 12, 2016
- Hatchell Concrete Inc. (Base Bid)
- Alpha Advantage Inc. (Landscape & Irrigation Bid)
- Carolina Parks & Play (Purchasing Agreement)

# Negotiations

- Total Sum of the proposals exceeded the available funds.
- Commenced with negotiations with each of the bidders
- Performed additional value engineering
- Altered construction types
- Identified several minor site elements to be delayed for construction in moved to future phases
- Prioritized scope of work for Phase One incorporation
- Provide additional time for value engineering and pricing acquisition
  - Pavilion
  - Poured in Place surface for playground
- Insufficient Funds Available to support recommended Phase One improvements

# Recommendations

- Based upon current available project funds we are requesting the Board to authorize the Town Manager to proceed with the execution of separate contracts for the following not to exceed amounts;
  - Hatchell Concrete Inc. - **\$752,713.16** (Base Bid Package)
    - Base Bid Price: \$711,443.16
    - Alternate 2 (Trellis): \$28,770
    - Alternate 3 (Wavy Walkway): \$12,500
  - Alpha Advantage Inc. - **\$162,635** (Landscape & Irrigation Package)
  - Carolina Parks & Play - **\$380, 784.48** (Playground Package), via the National Cooperative Purchasing Alliance

# Recommendations, (con't)

- August 3, 2016 BOC meeting;
  - Budget Amendment to increase the project funds
  - Authorize the Town Manager to execute contract change orders for the following
    - Hatchell Concrete Inc.: Acceptance of Alternate #1 (Pavilion): < \$191,000
    - Carolina Parks & Play (PIP surface): < \$75,000
  - Have final price for performance of Geotechnical Services
- Will require direction on the following;
  - Preferred funding source
  - Additional elements for inclusion in Phase One
  - Project Contingency (min. 3% recommended)



2921 S. CROATAN  
HWY.

NOW OR FORMERLY  
SUSAN V. WELLS  
D.B. 1900, PG. 0081  
116 E. BONNETT ST.

BONNETT STREET  
(60' R/W)

WRIGHTSVILLE AVENUE  
(60' R/W)

Gateway

**FIELD: PHASE 2**  
FUTURE MULTI-USE PLAYING FIELD  
120' X 190'

PHASE 2 CONNECTOR PATH

# DOWDY PARK SCHEMATIC DESIGN PHASES 1 AND 2

NOW OR FORMERLY  
DARE COUNTY  
D.B. 1379, PG. 0464  
3100 S. WRIGHTSVILLE  
AVE.

Gateway  
Access to Elementary School

Garden  
and  
Landscape  
Areas

Bocce/  
Lawn  
Sports

Multiuse  
Court

Bounce  
Wall  
**PHASE 2**

PARKING (40)

STOPWATER BMP

WELCOME CIRCLE  
BLACK WALL  
LOG STEPPING PATH  
AND STAMPED CONCRETE  
BENCHES

POURED IN PLACE PLAY DUNE  
(PROMENADE FOCAL POINT)  
WOODEN WAVE WALK  
WITH HANDRAIL AND BEACH FENCE  
TALL GRASSES

SAND DUNES WITH STABILIZING GRASSES  
SEA TURTLE IN SAND  
WITH BURIED NEST  
LIBERTY SWING

LARGE PLAY DUNE  
WITH ROLLER SLIDE  
AND FLAG  
5-12 PLAY EQUIPMENT  
SWING, CLIMBERS, SLIDE

SEATING AND GAME TABLES  
BETWEEN TREES

EVENT PLAZA PROMENADE WITH SHADE PERGOLA

PERVIOUS PAVERS

PERGOLA/BANDSTAND

FUTURE RESTROOM BUILDING  
WITH DRINKING FOUNTAINS  
STORMWATER BMPs  
PICKNIC AREA  
WITH MOVEABLE SEATING

(2-5 PLAY)

WAVE WALL

MULTI-USE TURF AREA

2' WALKWAY FOR ELEVATED PLAY (2-5)  
(2-5) PLAY EQUIPMENT  
ELEVATED DECK WITH STEPS TO LAWN  
SHADE STRUCTURES AND CHILL CHAIRS

MUSICAL PLAY  
SENSORY AREA  
LOG TUNNELS

LUNGO MARE  
SEATING

DRIFTWOOD ENTRY

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